



Town of Moultonborough Planning Board

Notice of Decision

Boundary Line Adjustment

M^cCarthy Family 2013 Trust

Tax Map 18, Lot 35 & Tax Map 18, Lot 36

September 28, 2015

Applicants: M^cCarthy Family 2013 Trust
Kevin M. & Sheryl J. M^cCarthy, Trustees
P.O. Box 1143
Moultonborough, NH 03254

Location: 9 Ben Berry Road and 11 Ben Berry Road
(Tax Map 18, Lot 35 & Tax Map 18, Lot 36)

On September 23, 2015 the Planning Board of the Town of Moultonborough opened a public hearing on the application of the M^cCarthy Family 2013 Trust (hereinafter referred to as the "Applicant(s)" and/or "Owner(s)") for a Boundary Line Adjustment conveying 8.19 acres ("Parcel A") from Tax Map 18, Lot 35 to Tax Map 18 Lot 36, and .22 acres from Tax Map 18, Lot 36 to Tax Map 18, Lot 35 with a net result of Lot 35 becoming 1.57 +/- acres and Lot 36 becoming 16.66 +/- acres, located in the Residential Agricultural (RA) Zoning District.

The public hearing was closed on September 23, 2015. At the regularly scheduled Planning Board meeting on September 23, 2015, the Board voted six (6) in favor (Bartlett, Kumpf, Farnham, Charest, Hoch, Wakefield), none (0) opposed, to approve the Boundary Line Adjustment with the following waivers; depict wetlands, topo, soils & slopes info, and off-site geographic facts within 200 ft. of the subject properties, and to **GRANT** their request for a Boundary Line Adjustment subject to the following conditions:

1. Conformance with Plan

All boundary corner pins shall be shown and set in conformance with the plan entitled, "Boundary Line Adjustment, Tax Map 18 Lots 35 & 36, Land of Kevin and Sheryl M^cCarthy, June 17, 2015, Scale 1"=100', Moultonborough, Carroll Co., NH " Prepared by Advanced Land Surveying Consultants, prior to the signing of the plat by the Planning Board Chair.

2. Endorsement of Plan

Following the vote of approval by the Planning Board, the Planning Board Chairman shall sign the approved plan, subject to conditions of this approval, which shall be recorded at the Carroll County Registry of Deeds. The conditions of approval of this Boundary Line Adjustment review

shall be placed on the final plan, or this decision shall be recorded with the plan, at the Carroll County Registry of Deeds, in accordance with RSA 676:3 (III), within ninety (90) days of signing of the plan by the Planning Board Chair.

3. Conformance with Subdivision Regulation 5.4 – Final Plat

The applicant shall fully comply with Section 5.4 of the Subdivision Regulations pertaining to Boundary Line Adjustments and the recording of executed Deeds within one hundred and twenty (120) days of endorsement of the plat.

4. Testimony and Representation at Public Meetings

All testimony and representations made by the applicant or their representatives during the Public Hearing(s) and Public Meeting(s) shall be incorporated into this approval and are part of this Notice of Decision.

5. Final Plat

1) Surveyor's seal and signature, and the Owners' signatures added to plat prior to recording at the Carroll County Registry of Deeds; 2) State of NH DES approval; 3) Depict new and adjusted corner pins on the plat and set prior to the Chair signing the plat; 4) Final plat be submitted to the Development Services Office in electronic format to include both a pdf and an approved Cad file format.



Scott R. Bartlett
Chairman

Date 9-30-15